

**CALLAHAN, CALWELL & LAUDEMAN**

**Solicitors**

**210 E. Redwood Street**

**Baltimore, Md. 21202**

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BOOK 46 PAGE 813

## **SUBSTITUTE TRUSTEES' SALE**

**OF VALUABLE,  
FEE SIMPLE, DWELLING PROPERTY**

**210 Green Street, Middletown, Frederick County, MD**

Under and by virtue of the power and authority contained in a Deed of Trust from Kenneth I. Rodriguez and Dorothy A. Rodriguez, his wife, to Frank Spinetta and Carol J. Tomasi, Trustees, dated January 15, 1980, and recorded among the Land Records of Frederick County in Liber CCK 1106, Folio 73, default having occurred thereunder, and at the request of the party secured thereby, the undersigned Substitute Trustees, will sell, at public auction at the main entrance of the Frederick County Court House, Frederick, Md., on

**TUESDAY, MAY 25, 1982**

**AT 2:30 O'CLOCK P.M.**

all that fee simple property and the improvements thereon, situate in Frederick County, Md., and described as follows:

All that lot or parcel of land situate, lying and being in Middletown Election District, Frederick County, State of Maryland, and particularly described as follows:

BEGINNING at the south side of Green Street in Middletown, Maryland and running with said Green Street in an Easterly direction 31 ft.; thence in a Southerly direction 150 feet to an iron pin; thence in a Westerly direction 36 ft. 6 inches, to an iron pin; thence by and with an alley 150 feet, to the place of beginning, the land hereby conveyed being the Northern portion of Lot No. 12 as shown on the Plat of Middletown, Maryland.

Together with all the buildings thereon, and all the rights, alleys, ways, waters, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining.

Subject to covenants, conditions, restrictions, easements, etc., and utility agreements of record, if any, affecting the property.

The property is improved by a detached, 2 story, brick and frame dwelling.

TERMS OF SALE: A cash, certified or cashier's check deposit of \$4,000.00 will be required of the purchaser at the time and place of sale, balance of purchase price upon final ratification of sale by the Circuit Court for Frederick County and to bear interest at the rate of eight percent per annum from date of sale to date of settlement. Taxes, public charges and assessments, ground rent and water rent to be adjusted to date of sale. All such taxes, public charges and assessments, payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes, if any shall be borne by the purchaser.

**ROBERT F. VAVRINA**

**JAMES D. LAUDEMAN, JR.,**

**Substitute Trustees**

**DELBERT NULL, Auctioneer**

**10 W. College Terr.**

**Frederick, Md. 21701**

**301-662-6161**